

Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 60

60-Richmond

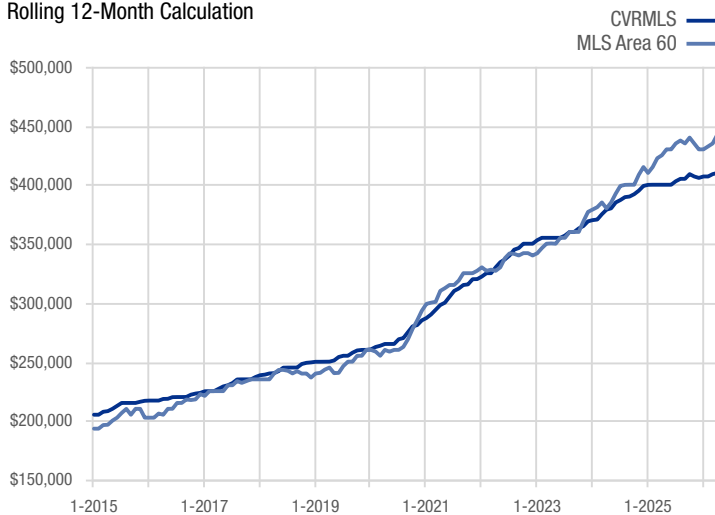
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	74	75	+ 1.4%	234	235	+ 0.4%
Pending Sales	59	79	+ 33.9%	194	194	0.0%
Closed Sales	56	52	- 7.1%	161	146	- 9.3%
Days on Market Until Sale	12	24	+ 100.0%	18	24	+ 33.3%
Median Sales Price*	\$397,500	\$480,000	+ 20.8%	\$409,000	\$444,950	+ 8.8%
Average Sales Price*	\$437,877	\$576,503	+ 31.7%	\$452,354	\$508,641	+ 12.4%
Percent of Original List Price Received*	104.6%	102.4%	- 2.1%	101.7%	100.4%	- 1.3%
Inventory of Homes for Sale	60	53	- 11.7%	—	—	—
Months Supply of Inventory	1.3	1.1	- 15.4%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	32	21	- 34.4%	68	57	- 16.2%
Pending Sales	14	15	+ 7.1%	45	42	- 6.7%
Closed Sales	15	5	- 66.7%	40	33	- 17.5%
Days on Market Until Sale	40	57	+ 42.5%	37	58	+ 56.8%
Median Sales Price*	\$297,500	\$320,000	+ 7.6%	\$284,490	\$342,000	+ 20.2%
Average Sales Price*	\$343,914	\$333,300	- 3.1%	\$314,966	\$378,889	+ 20.3%
Percent of Original List Price Received*	99.0%	96.5%	- 2.5%	97.7%	96.9%	- 0.8%
Inventory of Homes for Sale	35	31	- 11.4%	—	—	—
Months Supply of Inventory	3.4	3.6	+ 5.9%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

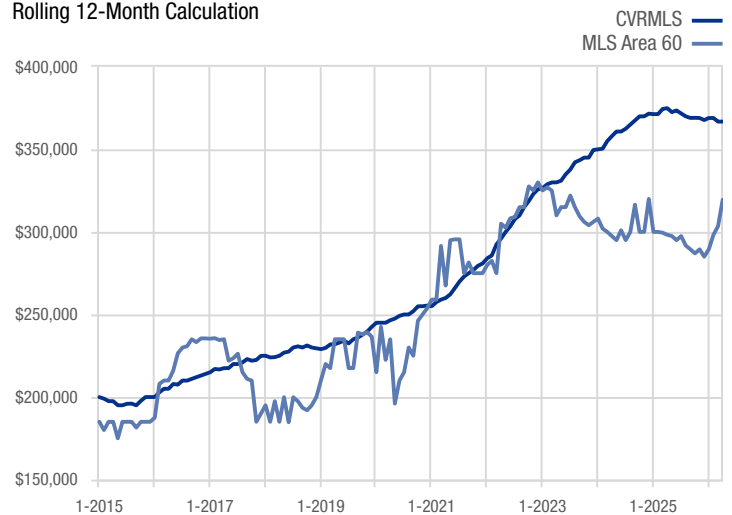
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Condo/Town

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.